



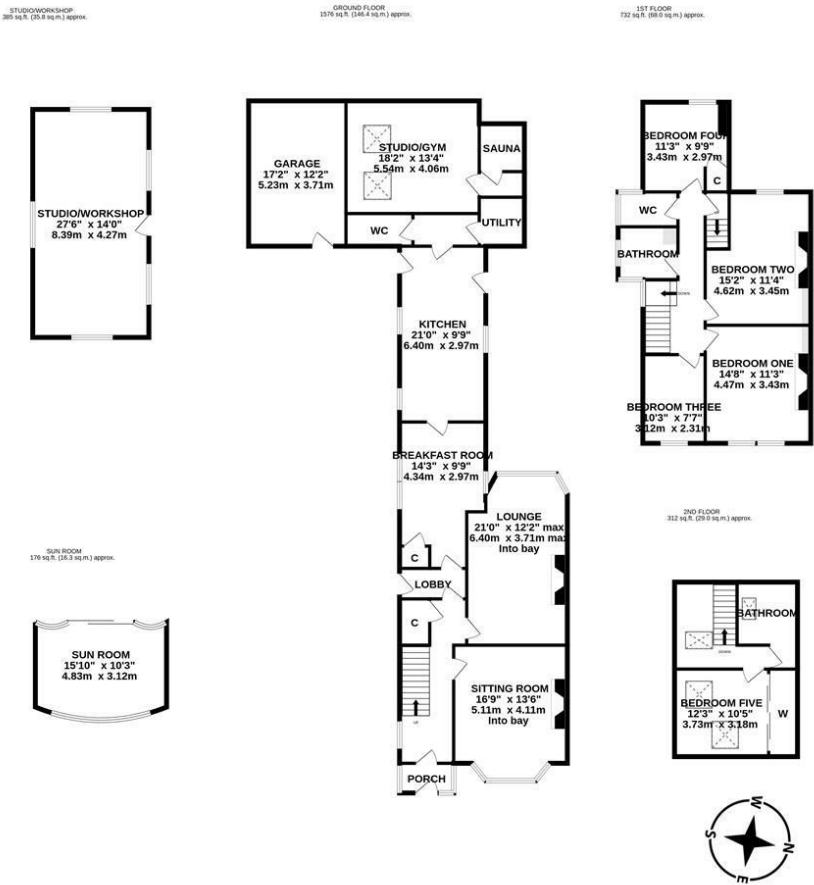


Period Features! Occupying an enviable plot, a substantial semi-detached family house with a detached studio/workshop, positioned on a west backing plot with substantial rear gardens. St Margaret's Avenue, a quiet cul-de-sac is perfectly located to give access to surrounding greenery, the Newcastle hospitals and is placed within striking distance from Benton Metro Station providing easy access into the City Centre and throughout the region

Boasting close to 3,200 Sq ft over three floors, the accommodation briefly comprises: entrance porch through to entrance hallway with stairs to first floor and under-stairs storage cupboard; lounge with walk in bay and feature fireplace; sitting room with walk in bay and feature fireplace; lobby with side door access; breakfast room with dual aspect windows and storage cupboard; 21ft kitchen with both dual aspect windows and dual doors leading out, kitchen area with a range of fitted units, work surfaces. breakfasting bar and tiled flooring; hallway; downstairs WC' utility room; studio/gym with two sky lights; sauna. The first floor landing gives access to; four bedrooms, bedroom one with feature fireplace and dual windows; bedroom two with feature fireplace; bedroom three; bedroom four with storage cupboard; bathroom with feature stained glass windows and separate WC. To the second floor; bedroom five with dual sky lights and sliding door wardrobe storage; bathroom complete with three piece suite and sky light.

Externally, a front garden and paved driveway leading to gated access to a further driveway, both providing off-street parking, leading to he 17ft garage, again providing parking/storage. To the rear, extensive mature west facing gardens, well manicured and laid mainly to lawn with an array of flowers, trees and shrubs, mature trees, a patio seating area, sun room with sliding door access and a separate detached studio/workshop with four sided windows and door access to the gardens. Boasting fine features and a unique style, this great home demands an internal inspection.

Substantial Semi-Detached Family Home | 3,128 Sq ft (295.6m2) | Five Bedrooms | Sitting Room | Lounge | Breakfast Room | Kitchen | Studio/Gym | Utility Room | Sauna | Downstairs WC | Family Bathroom & Separate WC | 2nd Floor Bathroom | Front Garden & Driveway | 17ft Garage | Extensive Mature West Facing Gardens | Sun Room | Studio/Workshop Period Features | Popular Location | Freehold | Council Tax Band B | EPC: E



TOTAL FLOOR AREA : 3182 sq.ft. (295.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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